



Cassiobury, Watford

Clements Estate Agents are delighted to offer this recently refurbished luxury four bedroom property situated a short walk from the Watford Boys Grammar School, the Metropolitan railway station & Cassiobury Park. The Property also benefits excellent sized rooms, superb decorative order, well kept gardens. The property is insulated to high standard and also benefits from solar panels. Call to view!

- Large Re-Modernised Home
- Four Bedrooms
- Spacious Reception Rooms
- Solar Panels
- New Kitchen & Bathroom
- Well Kept Garden
- Sought After Cassiobury Location
- Close to Watford Grammar School
- Excellent Access to London
- Viewing Essential!

£3,850 Per Calendar Month



Ground Floor

Floor area 81.8 sq.m. (881 sq.ft.)

First Floor

Floor area 62.3 sq.m. (670 sq.ft.)

TOTAL: 144.1 sq.m. (1,551 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	